

CAMANO COMMONS
A CONDOMINIUM
ISLAND COUNTY, WASHINGTON

A PORTION OF
SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, SEC 20, TWP 32 N, RGE 3 E, W.M.

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR CAMANO COMMONS, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 106448 AND RECORDED IN VOLUME OF OFFICIAL RECORDS AT PAGES RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 26TH DAY OF MARCH, 2004.

DECLARANT: CAMANO COMMONS, LLC

BY: Jeff Ericson

ITS: Managing member

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF Snohomish }
SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFF ERICSON IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MARCH 26, 2004

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

G. DOUGLAS FERGUSON
NOTARY NAME PRINTED

RESIDING AT: Everett

MY APPOINTMENT EXPIRES: 10-1-2005

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP FOR CAMANO COMMONS CONDOMINIUM (AN AIRSPACE CONDOMINIUM) IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND DISTANCES ARE ACCURATELY SHOWN THEREON; THAT THESE PLANS ACCURATELY DEPICT THE LOCATION.

Jeff Ericson
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. LS 15656

LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON

COUNTY OF ISLAND

LARRY T. JARREAU, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SHOWING THE ABOVE CERTIFICATE THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

Jeff Ericson
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. LS 15656

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF Snohomish }
SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY T. JARREAU IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

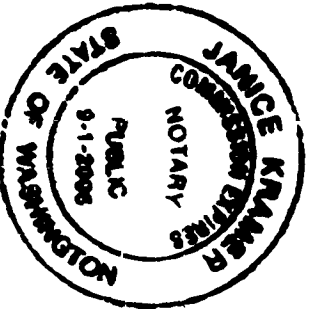
DATED: March 25, 2004

Janice Kramer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME PRINTED

RESIDING AT: Mapleville, WA

MY APPOINTMENT EXPIRES: 9-1-2006



LEGAL DESCRIPTION

PARCEL A:

TRACT 2 OF ISLAND COUNTY SHORT PLAT NO. 79/232.4, 20/32/3E, AS APPROVED JANUARY 17, 1990, AND RECORDED JANUARY 25, 1990, UNDER AUDITOR'S FILE NO. 364498, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ANY PORTION THEREOF CONVERTED TO ISLAND COUNTY BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 364273 AND 371095, RECORDS OF ISLAND COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 91008989, RECORDS OF ISLAND COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR WELL SITE AS CONVERTED IN INSTRUMENT RECORDED: JUNE 16, 1975, UNDER AUDITOR'S NO.: 285212, RECORDS OF ISLAND COUNTY, WA AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 29, A DISTANCE OF 152 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 200 FEET;
THENCE EAST A DISTANCE OF 200 FEET;
THENCE NORTH A DISTANCE OF 200 FEET;
THENCE WEST TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING;

ALSO A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ALL UTILITIES AS CONVERTED BY INSTRUMENT RECORDED SEPTEMBER 15, 1975, UNDER AUDITOR'S FILE NO. 289468, RECORDS OF ISLAND COUNTY, WASHINGTON, OVER, UNDER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH, THE

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 327.66 FEET;
THENCE SOUTH 89°47' EAST A DISTANCE OF 600 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE SOUTH 89°47' EAST A DISTANCE OF 623.24 FEET TO THE WEST BOUNDARY OF EAST CAMANO DRIVE;

ALSO A NONEXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTILLING AND MAINTAINING WATER DISTRIBUTION LINES AS CONVERTED BY INSTRUMENT RECORDED SEPTEMBER 23, 1975, UNDER AUDITOR'S FILE NO. 289122, RECORDS OF ISLAND COUNTY, WASHINGTON, AND POWER LINES OVER, ACROSS

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 327.66 FEET;
THENCE SOUTH 89°47' EAST A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE CONTINUE SOUTH 89°47' EAST A DISTANCE OF 400 FEET TO THE TERMINATION POINT.

ALL SITUATED IN ISLAND COUNTY, WASHINGTON.

NOTES

1. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
2. PHASES MAY BE WITHDRAWN AND/OR ADDED TO CONDOMINIUM.
3. HORIZONTAL UNIT BOUNDARIES ARE SHOWN BY HEAVY BLACK LINE.
4. VERTICAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF THE LAND DESCRIBED HEREIN.
5. SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE HORIZONTAL BOUNDARIES, AND IS NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT.
6. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.

WAC 332-130-070 TO 100

PROCEDURE: FIELD TRAVERSE

INSTRUMENTATION: LEITZ SET 28

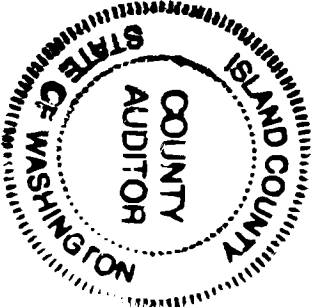
ACCURACY STANDARD: RURAL / SUBURBAN
1:5000 OR BETTER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Jeff Ericson THIS 26th DAY OF

April AT 24 MINUTES PAST 2 O'CLOCK AND RECORDED IN VOLUME 1 OF CONDOMINIUMS,
PAGES 2 TO 2 RECORDS OF ISLAND COUNTY, WASHINGTON. 4095138

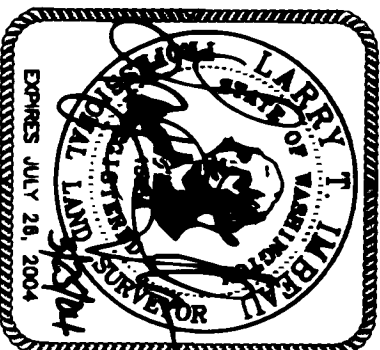
Spencer Sindri by K. Staud



Periteet
Engineering, Inc.

2707 Colby Ave.
Suite 900
Everett, WA 98201
PH. (425) 252-7700
FAX (425) 339-6018

FOR PERITEET ENG. INC.



CONDOMINIUM SURVEY

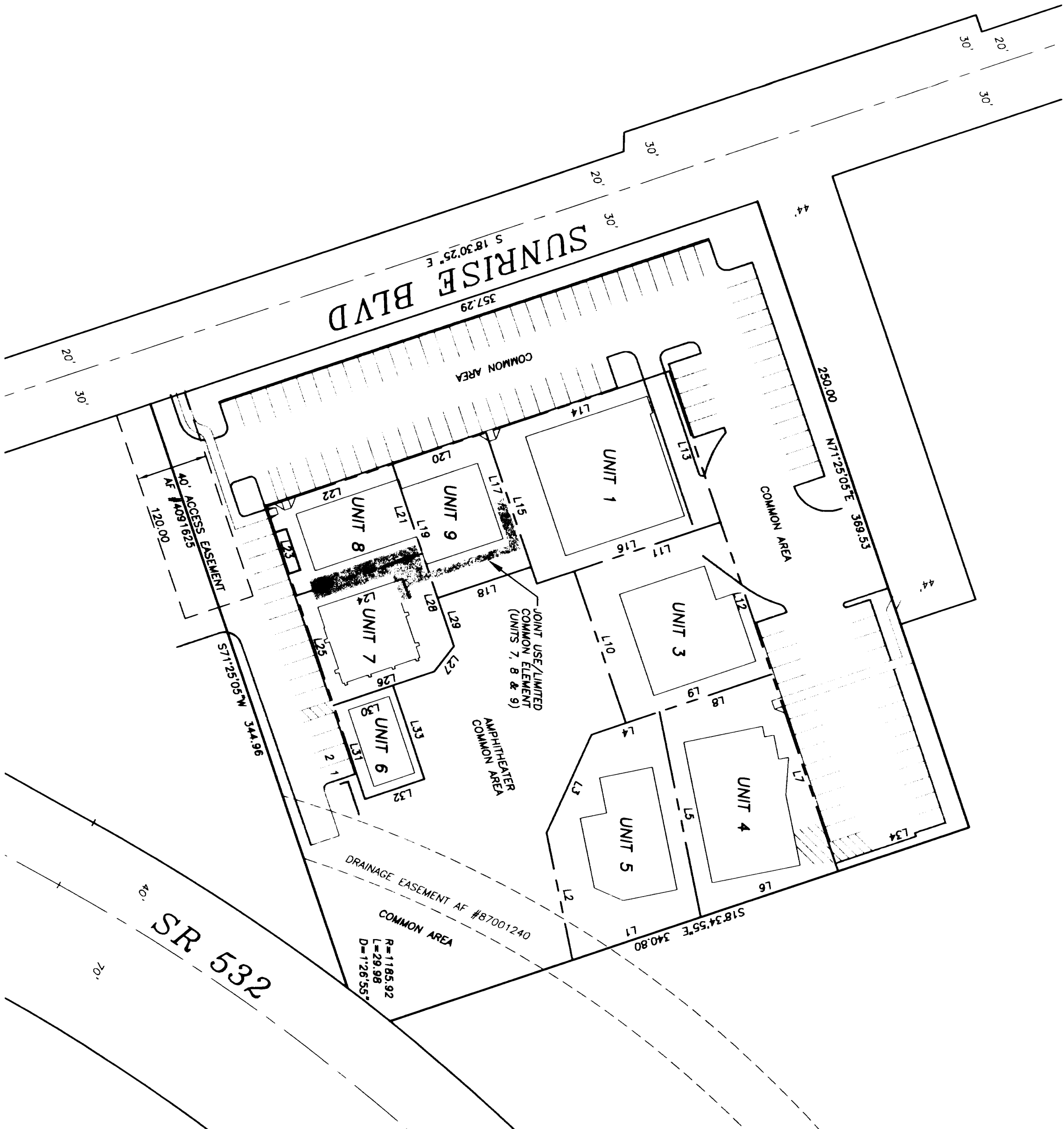
FOR: CAMANO COMMONS LLC
JEFF ERICSON
415 EAST TILLICUM WAY
CAMANO ISLAND, WA 98292

SURVEY:	2001
PLOT:	MAR 24, 2004
JOB NO:	S2989
DWG NO:	2989ROS
WM NO:	20-32-03
SCALE:	1"=50'
DRAWN BY:	MSG
FIELD BOOK:	461,506

SHEET 1 OF 3

CAMANO COMMONS
A CONDOMINIUM
ISLAND COUNTY, WASHINGTON

A PORTION OF
SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, SEC 20, TWP 32 N, RGE 3 E, W.M.



NOTES

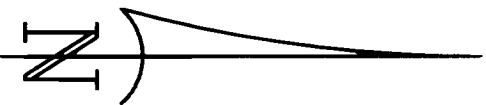
UNIT 5: ALTHOUGH THE BOUNDARIES OF UNIT 5 ARE DEPICTED ON THE INITIAL SURVEY, UPON INITIAL DECLARATION RECORDING, THE AREA DEPICTED AS UNIT 5 SHALL CONSTITUTE A PART OF THE COMMON ELEMENTS. IN THE EXERCISE OF THE SPECIAL DECLARANT AND DEVELOPMENT RIGHTS PROVIDED IN ARTICLE 23, DECLARANT (OR DECLARANT'S SUCCESSOR AS TO THE RIGHTS TO UNIT 5) SHALL HAVE THE RIGHT TO RECORD AN APPROPRIATE AMENDMENT TO THE DECLARATION (AND IF NECESSARY THE SURVEY) TO CAUSE SUCH UNIT 5 AREA TO BE A UNIT HAVING AN ALLOCATED INTEREST ON AN EQUAL SHARE BASIS LIKE ALL OTHER UNITS.

AREA TABLE

UNIT 1	9,612 SF
UNIT 3	7,740 SF
UNIT 4	8,529 SF
UNIT 5	7,985 SF
UNIT 6	1,925 SF
UNIT 7	4,754 SF
UNIT 8	3,908 SF
UNIT 9	4,345 SF

LINE TABLE

L1	S 18°34'55" E	75.60
L2	S 78°38'37" W	73.00
L3	N 65°16'04" W	59.89
L4	N 18°34'55" W	40.04
L5	N 78°38'37" E	116.93
L6	N 18°34'55" W	80.88
L7	S 71°25'05" W	116.00
L8	S 18°34'55" E	86.18
L9	S 18°34'55" E	86.00
L10	S 71°25'05" W	90.00
L11	N 18°34'55" W	86.00
L12	N 71°25'05" E	90.00
L13	S 71°25'05" W	89.00
L14	S 18°34'55" E	108.00
L15	S 71°25'05" E	89.00
L16	S 18°34'55" E	108.00
L17	N 71°25'05" E	78.00
L18	S 18°34'55" E	55.00
L19	S 71°25'05" W	78.00
L20	N 18°34'55" W	55.00
L21	S 71°25'05" W	52.60
L22	S 18°34'55" E	74.29
L23	N 71°25'05" E	52.60
L24	N 18°34'55" W	74.29
L25	N 71°25'05" E	65.00
L26	N 18°34'55" W	58.29
L27	S 52°16'19" E	18.03
L28	S 71°25'05" W	55.00
L29	N 71°25'05" E	28.60
L30	S 18°34'55" E	35.00
L31	N 71°25'05" E	55.00
L32	N 18°34'55" W	35.00
L33	S 71°25'05" W	55.00
L34	S 18°34'55" E	77.00



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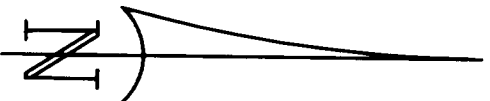
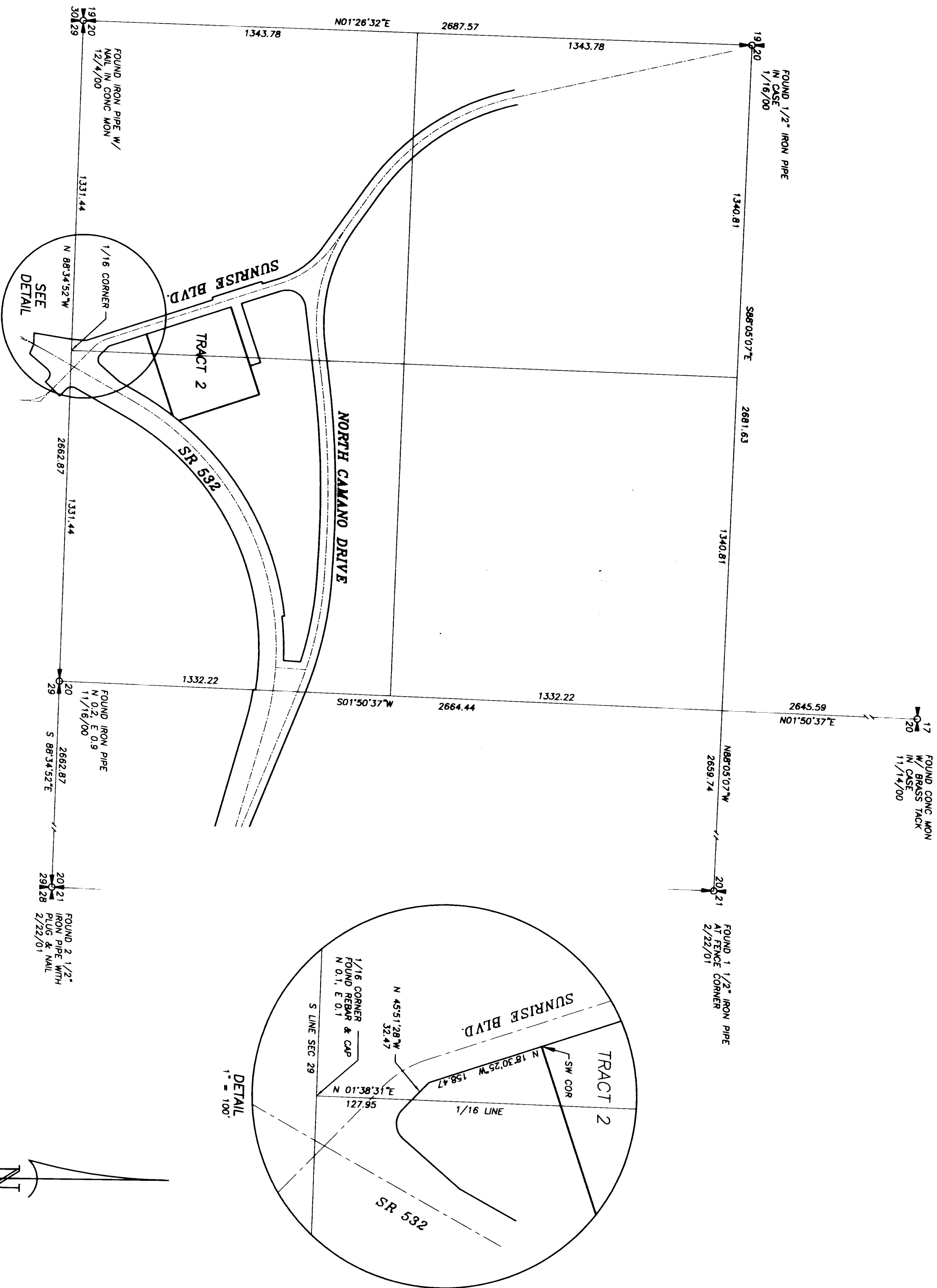
CONDOMINIUM SURVEY

FOR: CAMANO COMMONS LLC
JEFF ERICSON
415 EAST TILlicUM WAY
CAMANO ISLAND, WA 98292

SURVEY: 2001
PLOT: MAR 24, 2004
JOB NO: S2989
DWG NO: 2989ROS
WM NO: 20-32-03
SCALE: 1"=50'
DRAWN BY: MSG
FIELD BOOK: 461,506

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